



MEETING OF THE LADY LAKE LOCAL PLANNING AGENCY

DATE: Wednesday, January 17, 2018
TIME: 5:30 p.m.
PLACE: Town Hall Commission Chambers
409 Fennell Blvd., Lady Lake, Florida.

ALL INTERESTED PERSONS ARE CORDIALLY INVITED TO ATTEND THIS PUBLIC MEETING.

AGENDA

CALL TO ORDER: Chairperson/Member Jim Richards

ROLL CALL

PUBLIC COMMENT

NEW BUSINESS:

1. Approval of Minutes – December 4, 2017 (Pg. 2)
2. **Ordinance 2017–52** – Small Scale Future Land Use Comprehensive Plan Amendment – The Villages of Lake–Sumter, Inc. – Changing from Lake County Medium Urban Density to Lady Lake Manufactured Home High Density for Four Lots (0.65 +/- Acres) – Located Within Orange Blossom Gardens Units 1 ,2, 3, and 4, Lake County, FL (Thad Carroll) (Pg. 5)
3. **Ordinance 2017–55** – Small Scale Future Land Use Comprehensive Plan Amendment – Richard L. and Jennifer L. Daniels – from Lake County Urban Low Density to Lady Lake Rural Low Density for One Lot (5.0 +/- Acres) – Located Approximately 665 Ft. East of Rolling Acres Rd. and Approximately 3,325 Ft. North of the SW Corner of Lake Ella Rd. and Rolling Acres Rd.; Addressed as 37637 Rolling Acres Rd., Lake County, FL (Thad Carroll) (Pg. 10)

ADJOURN

This public hearing is being conducted in a handicapped accessible location. Any handicapped person requiring an interpreter for the hearing impaired or the visually impaired should contact the Clerk's Office at least five (5) calendar days prior to the meeting and an interpreter will be provided. To access a Telecommunication Device for Deaf Persons (TDD), please call (352) 751-1565. Any handicapped person requiring special accommodation at this meeting should contact the Clerk's Office at least five (5) calendar days prior to the meeting. Advice to the Public: If a person decides to appeal a decision made with respect to any matter considered at the above meeting or hearing, he may need a verbatim record of the proceedings including the testimony and evidence which record is not provided by the Town of Lady Lake. (F.S. 286-0105). Please be advised that one or more members of any other Town Board or Committee may be in attendance of this meeting.

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**MINUTES OF
THE LOCAL PLANNING AGENCY
LADY LAKE, FLORIDA
December 4, 2017**



The Local Planning Agency Meeting was held in the Commission Chambers at Lady Lake Town Hall, 409 Fennell Blvd., Lady Lake, Florida with Chairperson Jim Richards presiding. The meeting convened at 5:45 p.m.

CALL TO ORDER: Chairperson/Member Jim Richards

ROLL CALL: Member Ruth Kussard
Member Tony Holden
Member Dan Vincent
Chairperson/Member Jim Richards

ABSENT: Member Paul Hannan

STAFF MEMBERS PRESENT: Kris Kollgaard, Town Manager/Town Clerk; Thad Carroll, Growth Management Director; C.T. Eagle, Public Works Director; and Nancy Slaton, Deputy Town Clerk

PUBLIC COMMENT: Chairperson/Member Richards asked if there were any comments from the audience. There were no comments.

NEW BUSINESS:

1. **Approval of Minutes: November 6, 2017 Local Planning Agency Meeting (on file in the Town Clerk's office)**

Upon a motion by Member Kussard and seconded by Member Vincent, the Local Planning Agency members approved the minutes of the November 6, 2017 meeting as presented by a vote of 4 to 0.

2. **Ordinance No. 2017-47 – Small Scale Future Land Use Comprehensive Plan Amendment – The Villages of Lake-Sumter, Inc. – from Lake County Medium Urban Density to Lady Lake Manufactured Home High Density for Two Lots Located within Orange Blossom Gardens Units 3 and 3.1B (0.25 +/- Acres Referenced by Alternate Key #1483948 and #2666714), Lake County, FL (Thad Carroll)**

Growth Management Director Thad Carroll gave the background summary for this agenda item (on file in the Clerk's office). He stated that the applicant, Martin L. Dzuro, on behalf of The Villages of Lake-Sumter, Inc., has filed an application to amend the future land use comprehensive plan designation from Lake County Medium Urban Density to Lady Lake Manufactured Home High Density for two lots located within Orange Blossom Gardens Units 3 and 3.1B. The application involves 0.25 +/- acres of property, referenced by Alternate Keys #1483948 and #2666714, and the lots are addressed as follows:

- 816 Truman Avenue
- 1218 Dustin Drive

1 A map and an aerial view of the properties was presented showing the future land use of the subject
2 parcel and adjacent properties, as were photos of the posting of the properties and surveys of the
3 parcels.
4

5 The Small Scale Future Land Use Map Amendment application was received on Monday, October
6 23, 2017. It has been reviewed and determined to be complete, satisfying the necessary criteria as
7 required to meet the requirements of the Land Development Regulations (LDRs) as well as the
8 adopted Comprehensive Plan, and is ready for consideration by the Local Planning Agency.
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10 Concurrency Determination Statement: A Concurrency Determination Statement has also been
11 included as part of the Small Scale Comprehensive Plan Amendment application, which the
12 applicant submitted to explain expected impacts on Town services. The Villages proposes to
13 remove the existing manufactured homes on the lots to construct conventional built homes. There
14 will be no increase in utility services, traffic, population, or recreation use.
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16 Mr. Carroll stated there will be no impact on Town services as shown below:
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18 Potable Water – No impact, the lots are served by the Village Center Community Development
19 District Central Water System.
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21 Sewer – No impact, the lots are served by the Village Center Community Development District
22 Central Sewer System.
23

24 Schools – Not factored for project – no foreseen impact of students as the project is located within
25 an active adult retirement community.
26

27 Transportation – No impact, the existing homes will be replaced with new homes. There will be no
28 change in average daily trip generation.
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30 Parks & Recreation – The small scale future land use amendment will not cause P&R Level of
31 Service to be exceeded since the project is for the replacement of existing homes. Additionally, The
32 Villages provides its residents with all parks and recreation amenities.
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34 Stormwater – Project will be required to adhere to SJRWMD guidelines and of Town of Lady Lake
35 Floodplain Management Ordinance for parcels within Special Flood Hazard Areas.
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37 The subject property involves approximately 0.25 ± acres and lies in Section 06, Township 18
38 South, Range 24 East in Lake County, Florida. The Future Land Use of the adjacent properties is as
39 follows:
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Future Land Use

Subject Properties	Lake County Medium Urban Density
Future Land Use of Adjacent Properties	
West	Lake County Medium Urban Density
East	Lake County Medium Urban Density
North	Lake County Medium Urban Density
South	Lake County Medium Urban Density

41 Comments:
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- 1) Annexation and Rezoning applications have been submitted concurrently with this Small Scale Future Land Use Amendment application.
- 2) In accordance to the Interlocal Agreement for Building Permits & Inspections Section 2).A)., executed on June 23, 2015, if The Villages has applied for annexation, then the Town can issue building permits located within the unincorporated area.
- 3) Project will be required to adhere to St. John's River Water Management District guidelines and the Town of Lady Lake Floodplain Management Ordinance for parcels within Special Flood Hazard Areas.

Mr. Carroll stated that notices to inform the surrounding property owners (39) within 150 feet of the property proposed by the SSFLUM Amendment request were mailed on Monday, October 30, 2017, and the properties were also posted the same day. No objections or letters of support have been received to date.

Mr. Carroll reported that the Technical Review Committee (TRC) members individually reviewed the application for Ordinance No. 2017-47, and determined the application to be complete and ready for transmittal to the Planning and Zoning Board. At the November 13, 2017 meeting, the Planning and Zoning Board recommended approval of Ordinance No. 2017-47 by a vote of 5-0. The Town Commission is scheduled to consider this ordinance for second/final reading on December 18, 2017 at 6 p.m.

Mr. Carroll stated the applicant is present if there are any questions.

Chairperson/Member Richards asked if anyone else had any questions or comments regarding this ordinance, and hearing none, asked for a motion.

Upon a motion by Member Holden and a second by Member Kussard, the Local Planning Agency recommended approval of Ordinance No. 2017-47 by a vote of 4-0.

ADJOURN: There being no further discussion, the meeting was adjourned at 5:48 p.m.

Kristen Kollgaard, Town Clerk

Jim Richards, Chairperson

Minutes transcribed by Nancy Slaton, Deputy Town Clerk



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LOCAL PLANNING AGENCY AGENDA ITEM

REQUESTED AGENCY MEETING DATE: Wed., January 17, 2018
Please Reference Commission Item # K-9 for Supplemental Materials

SUBJECT: **Ordinance 2017-52 - Small Scale Future Land Use Comprehensive Plan Amendment from Lake County Medium Urban Density to Lady Lake Manufactured Home High Density for property being approximately 0.65+/- Acres of Land Owned by The Villages of Lake-Sumter, Inc.; Referenced by Alternate Key Numbers 1482500, 1371228, 1483913, and 2701153; Four (4) Lots Which Are Located Within Orange Blossom Gardens Units 1, 2, 3, and 4, Within Lake County, Florida.**

DEPARTMENT: **Growth Management**

STAFF RECOMMENDED MOTION:

Staff recommends approval of Ordinance No. 2017-52, a Small Scale Comprehensive Plan Amendment – Requesting to Change approximately 0.65 +/- acres of land from Lake County Medium Urban Density to Lady Lake Manufactured Home High Density.

Applicant, Martin L. Dzuro, on behalf of The Villages of Lake-Sumter, Inc., has filed an application to amend the future land use comprehensive plan designation for properties consisting of four (4) lots located within Orange Blossom Gardens Units 1, 2, 3, and 4, from Lake County Medium Urban Density to Lady Lake Manufactured Home High Density. The application involves 0.65 +/- acres of property and the lots are addressed as follows:

- 1012 Aloha Way
- 1411 Lester Drive
- 814 Royal Palm Avenue
- 962 Tarrson Boulevard

The Small Scale Future Land Use Map Amendment application was received on Wednesday, November 15, 2017, and has been reviewed and determined to be complete satisfying the necessary criteria as required to meet the requirements of the Land Development Regulations (LDRs) as well as the adopted Comprehensive Plan, and is ready for consideration by the Local Planning Agency.

Notices to inform the surrounding property owners (80) within 150 feet of the property proposed by the SSFLUM Amendment request were mailed Monday, November 27, 2017. The properties were also posted on Monday, November 27, 2017.

Concurrency Determination Statement

A Concurrency Determination Statement has also been included as part of the Small Scale Comprehensive Plan Amendment Application, which the applicant submitted to explain expected impacts on Town Services. The Villages proposes to remove the existing manufactured homes on the lots to construct conventional built homes. There will be no increase in utility services, traffic, population, or recreation use.

Impact on Town Services

Potable Water-

- ♦ No impact, the lots are served by the Village Center Community Development District Central Water System.

Sewer -

- ♦ No impact, the lots are served by the Village Center Community Development District Central Sewer System.

Schools –

- ♦ Not factored for project – no foreseen impact of students as the project is located within an active adult retirement community.

Transportation –

- ♦ No impact, the existing homes will be replaced with new homes. There will be no change in average daily trip generation.

Parks & Recreation –

- ♦ The small-scale future land use amendment will not cause P&R Level of Service to be exceeded since the project is for the replacement of existing homes. Additionally, the Villages provides its residents with all Park and Recreation Amenities.

Stormwater –

- ♦ Project will be required to adhere to SJRWMD guidelines and of Town of Lady Lake Floodplain Management Ordinance for parcels within Special Flood Hazard Areas.

The subject property involves approximately 0.65 ± acres and lies in Section 06, Township 18 South, Range 24 East in Lake County, Florida. The Future Land Use of the adjacent properties is as follows:

Future Land Use

Subject Property	1012 Aloha Way - Lake County Medium Urban Density
Future Land Use of Adjacent Properties	
West	Lake Paradise
East	Lake County Medium Urban Density
North	Lake County Medium Urban Density
South	Lady Lake Manufactured Home – High Density

Subject Property	1411 Lester Drive - Lake County Medium Urban Density
Future Land Use of Adjacent Properties	
West	Lake County Medium Urban Density
East	Lady Lake Manufactured Home – High Density
North	Lady Lake Manufactured Home – High Density
South	Lake County Medium Urban Density

Subject Property	814 Royal Palm - Lake County Medium Urban Density
Future Land Use of Adjacent Properties	
West	Lake County Medium Urban Density
East	Lake County Medium Urban Density
North	Lady Lake Manufactured Home – High Density
South	Lady Lake Manufactured Home – High Density

Subject Property	962 Tarrson Blvd. - Lake County Medium Urban Density
Future Land Use of Adjacent Properties	
West	Lady Lake Manufactured Home – High Density
East	Lady Lake Manufactured Home – High Density
North	Lake Paradise
South	Lady Lake Manufactured Home – High Density

Comments:

- 1.) Annexation and Rezoning Applications have been submitted concurrently with this Small Scale Future Land Use Amendment Application.
- 2.) In accordance to the Interlocal Agreement for Building Permits & Inspections Section 2).A)., executed on June 23, 2015, if the Villages has applied for annexation, then the Town can issue building permits located within the unincorporated area.
- 3.) Project will be required to adhere to St. John's River Water Management District guidelines and the Town of Lady Lake Floodplain Management Ordinance for parcels within Special Flood Hazard Areas.

Past Actions:

The **Technical Review Committee (TRC)** members individually reviewed the application for Ordinance 2017-52, and determined the application to be complete and ready for transmittal to the P&Z Board.

At the December 11, 2017 meeting, the **Planning and Zoning Board** voted 4-0 to forward Ordinance 2017-52 to the Town Commission with the recommendation of approval.

Public Hearings

The **Town Commission** is scheduled to consider Ordinance 2017-52 for first reading on Wednesday, January 18, 2018, and for second and final reading on Monday, February 5, 2018 at 6:00 p.m.

FISCAL IMPACT: \$ _____

Capital Budget

Operating

Other

ATTACHMENTS: Ordinance Resolution Budget Resolution

Other

Support Documents/Contracts Available for Review in Manager's Office

WT
1-9-2018

DEPARTMENT HEAD 

Submitted *01/09/18* Date

FINANCE DEPARTMENT

Approved as to Budget Requirements Date

TOWN ATTORNEY

Approved as to Form and Legality Date

TOWN MANAGER 

Approved Agenda Item for: *01/09/18* Date

BOARD ACTION: Approved as Recommended Disapproved

Tabled Indefinitely Continued to Date Certain

Approved with Modification



LOCAL PLANNING AGENCY AGENDA ITEM

REQUESTED AGENCY MEETING DATE: January 17, 2018-First Reading
Please Reference Commission Item #K-12 for Supplemental Materials

SUBJECT: Ordinance 2017-55 – First Reading - Richard L. and Jennifer L. Daniels – Small Scale Future Land Use Comprehensive Plan Amendment from Lake County Urban Low Density to Lady Lake Rural Low Density for one (1) lot consisting of approximately 5.0 +/- acres of land which is located at 37637 Rolling Acres Rd., within Lake County, Florida (Alternate Key 1204046).

DEPARTMENT: GROWTH MANAGEMENT

STAFF RECOMMENDED MOTION:

Staff recommends approval of Ordinance 2017-55, a Small Scale Comprehensive Plan Amendment – Requesting to Change approximately 5.0 +/- acres of land from Lake County Urban Low Density to Lady Lake Rural Low Density (RLD) to the Town Commission with the recommendation of approval, with the recommendation of approval.

Applications have been filed with the Town of Lady Lake, by Arlene Udick, on behalf of property owners Richard L. and Jennifer L. Daniels, to amend future land use designation consisting of one (1) lot located approximately 665 lineal feet east of South Rolling Acres Rd. and approximately 3,325 lineal feet north of the Southwest Corner of Lake Ella Rd. and Rolling Acres Rd., within Lake County, Florida. The small-scale future land use map amendment application involves 5.0 +/- acres of property proposing a change from unincorporated Lake County into the Town of Lady Lake.

The primary reason for the annexation is for the applicant to be able to construct a single-family residence on the property

Staff Recommendation and Basis for Recommendation:

1. The request is compatible with approved land uses and developments to the north, east, south, and west of the subject parcel.
2. The request change will not affect Town's water and sewer facilities.

Table 1- Existing and Proposed FLU for Site

Acres	Existing FLU	Proposed FLU
5.0 +/-	Lake County- Urban Low Density	Lady Lake Rural Low Density (RLD)

Table 2- Future Land Use Descriptions

Existing FLU	Proposed FLU
<p><u>Lake County- Urban Low Density</u> This land use provides a range of residential development at a maximum density of four (4) dwelling units per net buildable acre in addition to civic, commercial, and office uses at an appropriate scale and intensity to serve this category. Limited light industrial uses may only be allowed as a conditional use, unless permitted as an Economic Development Overlay District Use.</p>	<p><u>Lady Lake Rural Low Density (RLD).</u> This land use category permits one dwelling unit per five (5) net buildable acres. This designation encourages rural communities and very low density for the purpose of maximizing open space. Rural equestrian communities and low densities for the purpose of maximizing open space are encouraged within this land use.</p>

Applicant’s Justification from Application:

1. The proposed land use and zoning changes will not adversely impact surrounding residential and commercial properties and will serve to limit the density allowed in the future.

The subject properties lie in Section 30, Township 18 South, Range 24 East, in Lake County, Florida. Appropriate legal descriptions, a location map, and a survey of the property have been included with the submitted application.

The small scale application was received on Thursday, November 16, 2017, and has been reviewed and determined to be complete satisfying the necessary criteria as required under statutory requirements. The application was found to meet the requirements of the Land Development Regulations (LDRs) as well as the adopted Comprehensive Plan, and is ready for consideration by the Local Planning Agency.

Notices to inform the surrounding property owners (6) within 150 feet of the properties proposed by annexation request were mailed Monday, November 27, 2017. The property was also posted Monday, November 27, 2017.

Concurrency Determination Statement

Impact on Town Services

Potable Water-

- The Town does not service water at this location. This property is currently serviced by an existing well for potable water. No connection to Town Utilities will be needed at this time; therefore, there is no impact to Town Potable Water facilities in accordance to Objective FLU 1-5 coordinating future land uses with the concurrency management system for adequate Level of Service (LOS) as per the Comprehensive Plan Goal FLU 1-5.

Sewer -

- ♦ The Town does not service sewer at this location. This property is currently serviced by an existing Septic Tank System for drainage water and waste matter. No connection to Town Utilities will be needed at this time; therefore, there is no impact to Town Sewer facilities.

Schools –

- ♦ No additional impact to school facilities is expected as only one (1) single family residence will remain on the 5-acre parcel at any given time. Using the updated Lake County student generation rates based on the recently-updated impact fee study, the current impact is a maximum of three school children (one student for each school):

		Single Family School Impact (based on replacement)
		3
		1
		1
		1

Transportation –

- ♦ No additional impact is expected in that there will be no change in the average daily trip generation.

Parks & Recreation –

- ♦ The annexation, small scale future land use amendment, and the rezoning applications will cause minimum impact to the Town's Park and Recreation facility in that the highest use would be one (1) single family dwelling unit. This small scale future land use map shall not affect the Town's LOS for Parks and Recreation in accordance to Goal REC1 and Objective REC1-1 of the Town's Comprehensive Plan.

Stormwater –

- ♦ Project will be required to adhere to SJRWMD guidelines. As per FEMA FIRM MAP 12069C0165E effective 12/18/2012, the subject parcel is within the Flood Zone X-Outside the 500-yr Floodplain.

Table 3. Adjacent Property Characteristics

Direction	Current Use	Future Land Use
West	Pasture, vegetated, undeveloped vacant residential land	Lady Lake- Single Family Medium Density (SF-MD)
East	Pasture, vegetated, undeveloped vacant residential land	Lake County – Urban Low Density
North	Manufactured Home on 5-acre parcel	Lake County – Urban Low Density
South	Manufactured Home on 5-acre parcel	Lake County – Urban Low Density

Comments:

- 1.) Annexation and Rezoning Applications have been submitted concurrently with this Small Scale Future Land Use Amendment Application.
- 2.) If approved, the applicant will have to submit Building Permit applications to the Town’s Building Department for the new single family residence, to make structural changes to any existing structures, and/or for other miscellaneous improvements.

Past Actions:

The **Technical Review Committee (TRC)** members individually reviewed application for Ordinance 2017-55, provided comments by November 27, 2017, and determined the application to be complete and ready for transmittal to the P&Z Board.

At the December 11, 2017 meeting, the **Planning and Zoning Board** voted 4-0 to forward Ordinance 2017-55 to the Town Commission with the recommendation of approval.

Public Hearings

The **Town Commission** is scheduled to consider Ordinance 2017-55 for first reading on Wednesday, January 17, 2018, and for second and final reading on Monday, February 5, 2018 at 6:00 p.m.

FISCAL IMPACT: \$ _____

Capital Budget

Operating

Other

ATTACHMENTS: Ordinance(s) Resolution Budget Resolution
 Other
 Support Documents/Contracts Available for Review in Manager's Office

W1
1-9-2018

DEPARTMENT HEAD		Submitted		Date
FINANCE DEPARTMENT		Approved as to Budget Requirements		Date
TOWN ATTORNEY		Approved as to Form and Legality		Date
TOWN MANAGER		Approved Agenda Item for:		Date

BOARD ACTION: Approved as Recommended Disapproved
 Tabled Indefinitely Continued to Date Certain
 Approved with Modifications